



KCG Firm Overview

Building Better **Lives,** Better **Communities**

Affordable Living | **Quality** Design | **Modern** Amenities





Our History and Methodology

Established in 2015, KCG is a mixed-use and multifamily housing developer founded on the principle that positive social impact and profitable development are not mutually exclusive. Never taking a “one-size-fits-all” approach, we take pride in our commitment to aligning our vision with that of local stakeholders. Through this customization, we build sustainable communities that represent long-term value and opportunity for residents.

KCG’s approach to development and strong values are reinforced by the experience of its team members, who have collectively financed, developed, or built billions of multifamily rental housing. This combined expertise allows KCG to craft unique, market-responsive development solutions and effectively leverage a wide range of financing sources. As a firm, KCG has developed more than \$1.5 billion in multifamily housing developments, and continues to invest in creating quality, affordable housing across the country.

Since 2018, KCG has consistently been ranked among the nation’s top 30 Affordable Multifamily Developers in Affordable Housing Finance’s annual ranking. KCG Companies was named the #8 Top Development Firm in 2022 according to Affordable Housing Finance (AHF). Our growth and successes to date are a testament to a multi-disciplinary development approach and KCG’s strong partnerships with housing agencies, financial partners, localities, and our residents.

Our core values bring a community-centric, creative approach to the challenges of development and we strive to align with the socioeconomic needs of each community we serve. We take pride in public-private partnerships we have championed. We fully understand that without meeting our community needs where we build and own; our efforts would be fruitless and unsustainable.

We are a long-term owner in all the communities we serve. Rather than developing housing to stabilize and sell for a profit, we build to operate with a minimum hold period of 15-30 years. This approach aligns our goals as an organization with the long-term success and growth of the neighborhoods within which we invest. We take pride in this alignment and will work from day one to prioritize community input and goals in the development of this community.

KCG Companies
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www.kcgcompanies.com



(above and below) Phases of the construction process at Hill House at Beechfield, our community in Bowie, MD designed for Adults 62+.

Building Better Lives, Better Communities

KCG DEVELOPMENT | KCG DESIGN SERVICES | KCG CONSTRUCTION

KCG Companies is a vertically-integrated real estate development firm, comprised of three companies specializing in Senior and Multifamily Housing Development and Preservation. As a firm, we are engaged with the development process from concept through construction, completion, and resident occupancy.



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Housing That Creates A Lasting Impact

KCG Companies specializes in creating and preserving senior and multifamily housing communities. We build vibrant communities that offer residents an enhanced quality of life and a proud place to call home.

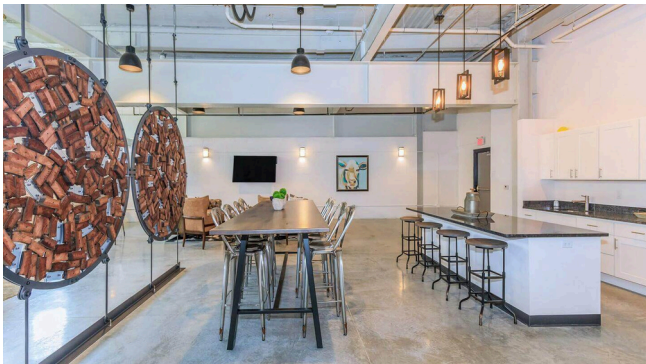
Our mission is to create housing with a lasting impact, as a trusted partner in the multifamily industry for positive, transformational community development.

Founded on the guiding principle that positive social impact and profitable development are not mutually exclusive, we strive to advance and redefine standards for superior-quality sustainable communities.



Our Communities

Below, and throughout this brochure, are photos and renderings of our developments. We're proud of our accomplishments and the communities we've built across the United States.



To learn more about our communities or a specific project, visit: kcgcompanies.com/portfolio



Building Communities That Connect People, Place, and Purpose

Our unique approach combines a clearly defined vision with an unwavering commitment to deliver on our promises. Through the development and operation of each community, we focus on maximizing the environmental, social, and financial returns for our residents and partners.

We cultivate strong partnerships with local governments, non-profit organizations, and development professionals throughout the country to build exceptional mixed use and multifamily communities



Setting the Standard for Excellence in Multifamily Housing

We rely on our combined expertise and experience to create unique delivery solutions for each project. Rather than take a “one-size-fits-all” approach to development, we engage and collaborate with community stakeholders to build sustainable, active communities.

KCG Development

Our Development team’s disciplined approach is a cornerstone of KCG’s success. We believe that in order to deliver superior quality communities for our residents, we must be relentless in our commitment to excellence, beginning with the initial concept all the way through completion. As such, we are constantly evolving and refining our approach to develop best practices and exceed expectations.



The KCG Development team carefully evaluates each development and acquisition opportunity. We have significant experience executing complex transactions and deal structures, and strong relationships with local communities and long-term financial partners who share our vision for building exceptional communities.

KCG Construction

Our Construction team is involved from day one in the development process, and empowers clients to make decisions which balance cost savings and a desired outcome without compromising quality. We believe construction professionals must be keenly involved in the development process and invested in the unique vision for each development in order to complete construction on time and within budget.



Coordination within our integrated firm allows for deep understanding of the way design, construction, and property management intersect. KCG Construction partners with as many local subcontractors as possible. We invest in local businesses, materials, and employment opportunities in new construction and/or rehabilitation of communities.

KCG Design Services

Our Design Services team ensures that the KCG vision is clearly established for each project and consistently maintained across the entire KCG portfolio. Design is a critical part of the overall development process. Working in tandem with carefully selected third-party professionals, Design Services is a crucial hub of communication between Development, Construction, and our consultants.



KCG Design Services is a full-service Architectural and Interior Design Services firm that integrates planning, architecture, engineering, landscape and interior design, creating vibrant communities through a holistic approach to placemaking, master planning, and residential design. Our Design team holds architectural licenses in 24 states, and oversees all of our interior designs, apartment homes, and shared community spaces. Never taking a “one-size-fits-all” approach, we take pride in building sustainable communities and our talented in-house design team.

Our Commitment & Experience

\$ 1.5

B I L L I O N

invested in building senior
and multifamily homes

32+

M A R K E T S

with active or completed
KCG communities

10+

Y E A R S

designing, developing, building,
and rehabilitating housing

Our KCG Portfolio

5,300+

U N I T S

Senior and multifamily housing
communities

34+

D E V E L O P M E N T S

currently operating or
under construction

09

S T A T E S

actively developing, building,
and/or operating

RANKED #8 NATIONWIDE Top 50 Affordable Housing Developers

— AFFORDABLE HOUSING FINANCE, TOP 50
AFFORDABLE HOUSING DEVELOPERS RANKINGS

**“ KCG Development
strives to set the
standard for excellence.**

— CONSTRUCTION TODAY

Expertise Meets Experience

Our team is comprised of motivated, seasoned real estate professionals with expertise in economic development, multifamily design, construction, and finance.

The KCG team has successfully planned, developed, rehabilitated, built and / or managed many different types of communities including mixed-use, mixed-income, transit-oriented, green building, historic rehabilitations, senior, and workforce housing.



Our Core Values

Accountability

We own outcomes. We take full responsibility for our actions and our results - no blame, no excuses, and no loose ends.

Ownership Mindset

We raise the bar and bring solutions. We take initiative, act with urgency, and continuously improve ourselves and our work.

Team First

We put the team ahead of ourselves. We do what it takes no matter our role. We support and respect each other, give credit freely, and win together.

Transparency

We lead with honesty. We address issues directly and respectfully, communicate openly and often, and make decisions based on facts.



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